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## COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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### NOTICE OF DECISION Financial Advisors Sign Permit File No. PLZ-19-0019

#### I. Project information

<b>Date</b>	Application submitted: February 13, 2019 Decision issued: February 19, 2019
<b>Sign Description</b>	New building-mounted wall sign.
<b>Location</b>	600 S 74 <sup>th</sup> Pl #108 / Ridgefield, WA 98642 Commons at Union Ridge A Condominium 108 Assessor's #214216016, 0.39 acres
<b>Applicant</b>	Marshall Pinder, NW Sign Solutions 10906 NE 39 <sup>th</sup> St #A3 / Vancouver, WA 98682 Contact: 360.696.4033, <a href="mailto:marshall@nwsignsolutions.com">marshall@nwsignsolutions.com</a>
<b>Property Owner</b>	David W. Mason, Financial Advisors, Inc. 600 S 74 <sup>th</sup> Pl #108 / Ridgefield, WA 98642 Contact: 360.693.9253, <a href="mailto:cheryl@financialadvisorskms.com">cheryl@financialadvisorskms.com</a>
<b>Zoning</b>	Employment (E), Employment Mixed Use Overlay (EMUO)
<b>Review Type</b>	Type I Sign Permit
<b>Staff Contact</b>	Claire Lust, Associate Planner 301 N 3 <sup>rd</sup> Ave / Ridgefield, WA 98642 Contact: 360.857.5024, <a href="mailto:claire.lust@ci.ridgefield.wa.us">claire.lust@ci.ridgefield.wa.us</a>
<b>Decision</b>	Approved with conditions

## II. Compliance with RDC 18.710 – Signs

The following constitutes the Community Development Department’s review of the submitted sign permit application against applicable provisions of RDC 18.710 – Signs. Failure to comply with RDC 18.710 in general shall be considered a violation of the City’s Development Code that will be subject to code enforcement action pursuant to RDC 18.395 – Enforcement Procedures and Penalties.

Code Section	Complies with Development Code	Complies with Development Code through Conditions of Approval	Not Applicable
RDC 18.710.010 (Purpose and Scope)	X		
RDC 18.710.020 (Applicability and Interpretations)	X		
RDC 18.710.030 (Exemptions)			X
RDC 18.710.040. (Prohibited Signs)	X		
RDC 18.710.050 (Sign Permits)	X		
RDC 18.710.060 (Sign Variances)			X
RDC 18.710.070 (Nonconforming Signs, Maintenance, Removal, and Enforcement)		X	
RDC 18.710.090 (Sign Illumination)			X
RDC 18.710.100 (Sign Materials)	X		
RDC 18.710.110 (Sign Placement and location restrictions)	X		
RDC 18.710.120 (Sign Area Measurement)	X		
RDC 18.710.130 (Sign Height Measurement)	X		
RDC 18.710.140 (Sign Structure and Installation)	X		
RDC 18.710.150 (Accessory Signs)			X
RDC 18.710.160 (Awning or Canopy Signs)			X
RDC 18.710.170 (Building Mounted Wall Signs)		X	

RDC 18.710.180 (Changeable Copy Sign)			X
RDC 18.710.190 (Digital Signs)			X
RDC 18.710.200 (Electronic Message Center EMC Signs)			X
RDC 18.710.210 (Free Standing Signs)			X
RDC 18.710.220 (Portable Signs)			X
RDC 18.710.230 (Projecting Signs)			X
RDC 18.710.240 (Roof-Mounted Signs)			X
RDC 18.710.250 (Service Island Signs)			X
RDC 18.710.260 (Sign Walkers)			X
RDC 18.710.270 (Temporary Signs)			X
RDC 18.710.280 (Window Signs)			X

**RDC 18.710.170 – Building mounted wall signs.**

A. Residential Zones.

**Findings**

The sign is proposed in a non-residential zone. This section does not apply.

B. Non-residential Zones.

1. *Size of Parcel or Site.* No restrictions.
2. *Area.* The total signage may be up to five percent of the area of the façade upon which the sign is placed. Width: Not to exceed sixty percent of the width of the wall plane upon which the sign is placed or the width of the tenant space. Height: Not to exceed seventy percent of the height of the blank wall space or fascia on which the sign is mounted.

**Findings**

The proposed sign is less than five percent of the area of the façade upon which it is placed. It is 56.7 percent of the tenant space width. It is 66.7 percent of the fascia height. These standards are met.

3. *Location on Building.* Signs may not cover or obscure important architectural details of a building, such as stair railing, windows, doors, decorative louvers or similar elements intended to be decorative features of a building design. Signs must appear to be a secondary feature of the building façade.

**Findings**

The proposed sign does not obscure any architectural details and appears to be a secondary feature of the building façade. This standard is met.

4. *Illumination, flush or tight mounted. All individual letter signs shall be installed to appear flush-mounted. If the letters are illuminated and require a raceway, the letters shall be installed tight against the raceway, which shall be painted to match the color of the surface to which the raceway is mounted. Where possible – especially on new construction – the raceway should be recessed to allow letters to be flush with the wall surface.*

#### Findings

Sign illumination is not proposed. This standard does not apply.

5. *Design. Where more than one sign is allowed for a business, all signs shall be consistent in design, style, color, and method of illumination.*

#### Findings


One sign is proposed. This standard does not apply.

### III. Decision

Staff finds that the Financial Advisors Sign Permit, PLZ-19-0019, shall be **approved with conditions**. The following conditions of approval apply:

1. The sign shall be installed the same as specified in the submitted sign elevation and construction drawings inclusive of sign dimensions, sign design, and sign text. There shall be no changes in sign dimensions, sign design, or sign text without prior written approval from the Ridgefield Community Development Department.
2. The sign shall be maintained per RDC 18.710.070.B.

Signed:



Steve Stuart, City Manager, Interim Community Development Director

Date: February 19, 2019

### IV. Appeal procedures

Pursuant to RDC 18.310.100 an appeal of a Type I Ministerial decision shall be submitted by an interested party in writing and shall be submitted to the city clerk within 14 days after the final decision is mailed.